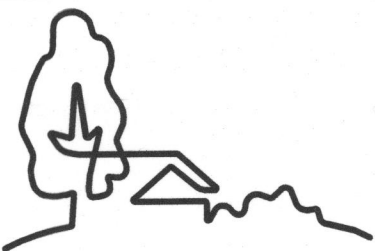


DEVELOPMENT SUMMARY

TAX PARCEL ID #:	049-291-01
TOTAL SITE AREA:	± 2.59 AC
EXISTING ZONING:	INST
PROPOSED ZONING:	UR-2(CD)
PROPOSED USE:	MF RESIDENTIAL (26 DUPLEX UNITS W/IN 13 BUILDINGS)
DENSITY:	10.03 UNITS/ACRE
FLOOR AREA RATIO:	0.42
PARKING REQUIRED:	1 PER UNIT
PARKING PROVIDED:	
ON-SITE:	55 MIN.
ON-STREET:	29
TOTAL:	84 MIN. SPACES



URBAN
DESIGN
PARTNERS

1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

Marnicaly at UNCC, LLC

Mr. Kevin Shea

4620 Town and Country Drive
Charlotte, NC 28226

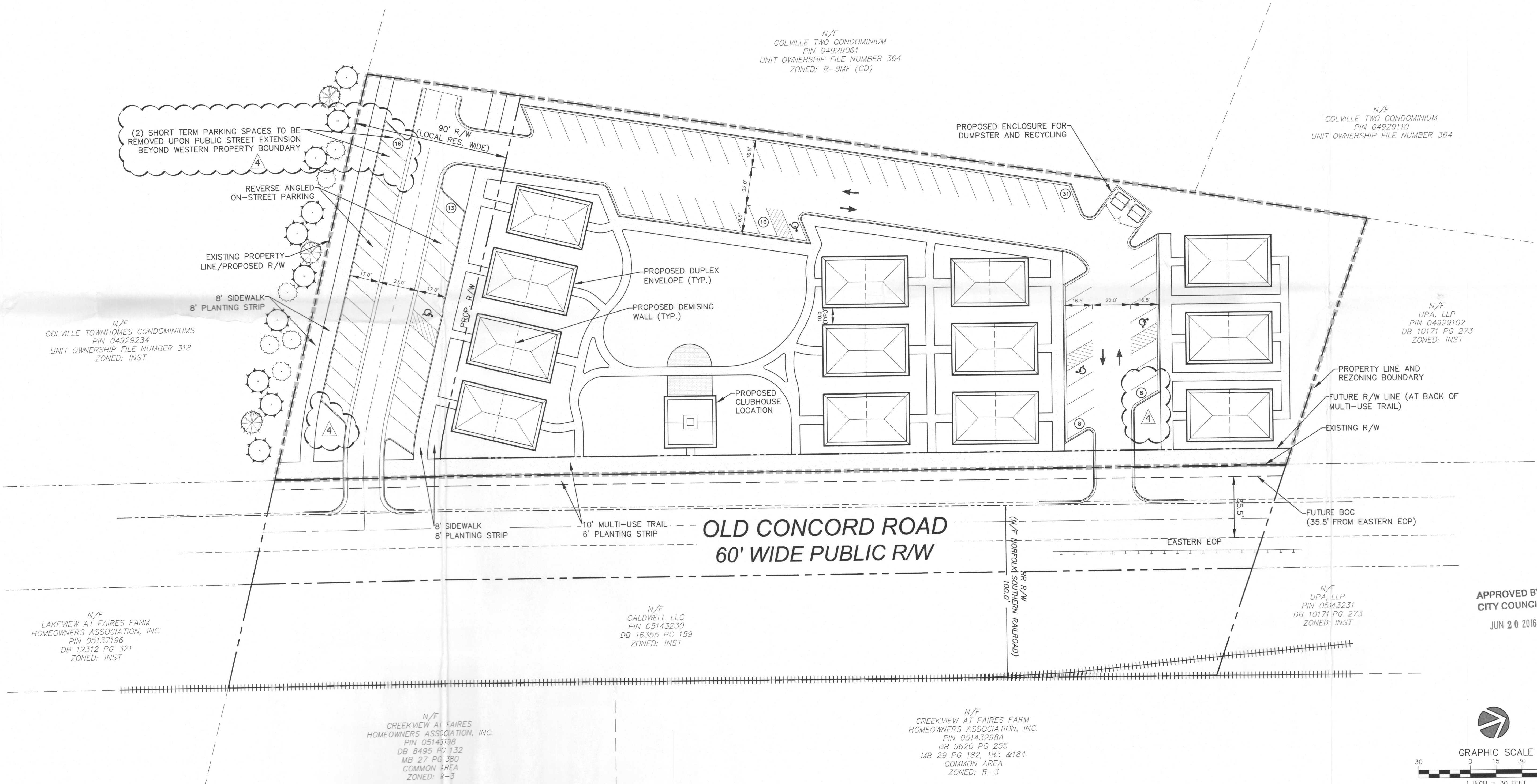
MARNICALY UNCC

Rezoning Site Plan
Charlotte, NC

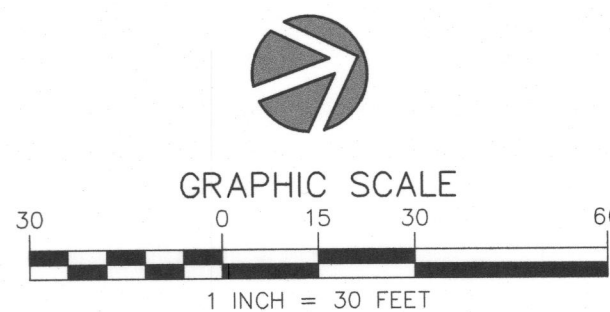
NO.	DATE	BY	REVISIONS
1	2.26.16	UDP	PER STAFF COMMENTS
2	4.18.16	UDP	PER STAFF COMMENTS
3	5.19.16	UDP	PER STAFF COMMENTS
4	5.26.16	UDP	PER STAFF COMMENTS

Project No: 15-130
Date: 01.25.16
Designed by: udp
Drawn by: udp
Scale: 1"=30'
Sheet No:

RZ-1.0



APPROVED BY
CITY COUNCIL
JUN 20 2016



REZONING PETITION #2016-050



FRONT ELEVATION - FACING OLD CONCORD ROAD



REAR ELEVATION



SIDE ELEVATION - FACING GREEN SPACE AND NEW STREET

DEVELOPMENT STANDARDS

A. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Marnicaly at UNCC, LLC ("Petitioner") to accommodate the development of a residential community on that approximately 2.59 acre site located on the west side of Old Concord Road, south of the intersection of Old Concord Road and John Kirk Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 049-291-01.
- Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
- Future amendments or modifications to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations or modifications to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

B. Permitted Uses

- The Site may be devoted only to a residential community containing a maximum of 26 duplex dwelling units located in 13 buildings and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, amenities for the residents, such as a clubhouse and fitness center.
- A clubhouse building may be constructed on the Site in the general location depicted on the Rezoning Plan. The maximum size of this clubhouse building shall be 1,800 square feet of gross floor area. The clubhouse building may contain, among other things, a leasing and management office and amenities such as a fitness center, a recreation room and meeting space.
- The open space area located on the Site adjacent to the clubhouse may remain passive open space, or, at the option of Petitioner, it may be improved with active recreational uses such as a swimming pool, a volleyball court and/or other active recreational uses that serve the residents.

C. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- A minimum of 55 parking spaces shall be provided on the Site.
- The maximum number of parking spaces allowed on the Site in the UR-2 zoning district is 78 parking spaces. The on-street parking spaces located on the new local public street to be constructed and installed on the Site shall not be considered or counted when determining the maximum number of parking spaces located on the Site.
- Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.
- Prior to the issuance of a certificate of occupancy for the first new building to be constructed on the Site, Petitioner shall construct a bus stop waiting pad for the future bus stop on Old Concord Road adjacent to the Site. The bus stop waiting pad shall be located entirely within the right of way, and the precise location of the bus stop waiting pad shall be determined during the permitting process. The bus stop waiting pad shall be constructed to CATS Development Standard 60.01B. Petitioner's obligation to construct the bus stop waiting pad shall be subject to Petitioner's ability to obtain all approvals and permits required to construct it. CATS shall be responsible for the installation and maintenance of any bench and/or shelter.
- Prior to the issuance of a certificate of occupancy for the first new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Old Concord Road that are necessary to extend the existing right of way for Old Concord Road to the back of the 10 foot wide multi-use path to be installed along the Site's frontage on Old Concord Road as generally depicted on the Rezoning Plan.
- Petitioner shall construct and install a local public street between Old Concord Road and the western boundary line of the Site as generally depicted on the Rezoning Plan. This local public street shall be built to the local residential wide typical street section as specified in the Charlotte Land Development Standards.
- The vehicular access points into the Site from the new local public street to be constructed and installed on the Site and Old Concord Road may be gated at the option of Petitioner.

D. Architectural Standards

- The maximum height in stories of each duplex building shall be 2 stories.
- The maximum height in feet of each duplex building shall be 40 feet as measured from the average grade at the base of each duplex building.
- Attached to the Rezoning Plan are conceptual architectural images of the front (Old Concord Road facing) elevations of the duplex buildings to be located on the Site that are intended to depict the general conceptual architectural style and character of the front elevations of the duplex buildings to be located on the Site. Accordingly, the front (Old Concord Road facing) elevations of the duplex buildings to be located on the Site shall be designed and constructed so that such elevations are substantially similar in appearance to the attached conceptual architectural images with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- Attached to the Rezoning Plan are conceptual architectural images of the rear or western facing elevations of the duplex buildings to be located on the Site that are intended to depict the general conceptual architectural style and character of the rear elevations of the duplex buildings to be located on the Site. Accordingly, the rear elevations of the duplex buildings to be located on the Site shall be designed and constructed so that such elevations are substantially similar in appearance to the attached conceptual architectural images with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- Attached to the Rezoning Plan are conceptual architectural images of the side (southern and northern facing) elevations of the duplex buildings to be located on the Site that are intended to depict the general conceptual architectural style and character of the side elevations of the duplex buildings to be located on the Site. Accordingly, the side (southern and northern facing) elevations of the duplex buildings to be located on the Site shall be designed and constructed so that such elevations are substantially similar in appearance to the attached conceptual architectural images with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style and character shall be permitted.
- As depicted on the attached conceptual architectural images, the primary exterior building materials for the duplex buildings shall be brick and stone. Vinyl shall not be a permitted exterior building material provided, however, that vinyl may be utilized on the soffits, trim and railings and vinyl windows may be installed on the duplex buildings.
- A minimum 4 foot separation shall be provided between the back of a sidewalk or a multi-use path and a building entrance.
- All entrances into duplex dwelling units shall be located above the grade of the adjacent sidewalk, and the entrances shall be located a minimum of 12 inches above the average grade of the adjacent sidewalk.

E. Streetscape/Landscaping

- A 6 foot wide planting strip and a 10 foot wide multi-use path shall be installed along the Site's frontage on Old Concord Road as generally depicted on the Rezoning Plan.
- An 8 foot wide sidewalk and an 8 foot wide planting strip shall be installed along the southern side of the new local public street to be constructed and installed on the Site as generally depicted on the Rezoning Plan.
- An 8 foot wide sidewalk and an 8 foot wide planting strip shall be installed along the northern side of the new local public street to be constructed and installed on the Site as generally depicted on the Rezoning Plan.

- An existing fence is located on that abutting parcel of land located immediately to the south of the Site (the "Abutting Parcel") near the Abutting Parcel's common boundary line with the Site. The Abutting Parcel is designated as Tax Parcel No. 049-290-96. In the event that Petitioner obtains the written permission from the owner of the Abutting Parcel, Petitioner shall install large maturing evergreen trees on the Abutting Parcel on the Site side of this existing fence as generally depicted on Rezoning Plan to provide screening.

F. Environmental

- Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

G. Lighting

- All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

H. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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CITY COUNCIL
JUN 20 2016

REZONING PETITION #2016-050